

Our Ref: 15C100104

1 July 2022

Mr Nick Hayhurst
Head of Planning and Place
Copeland Borough Council
The Market Hall
Market Place
Whitehaven, CA28 7JG

Dear Mr Hayhurst

Outline planning application: Leconfield Industrial Estate and adjacent land to the north and east, Cleator Moor, Cumbria.

On behalf of our client Copeland Borough Council, Avison Young have submitted the above outline planning application via the Planning Portal (Application Reference: PP-08344496).

The outline Planning Application proposes industrial-led mixed-use development of Leconfield Industrial Estate and adjacent land at Cleator Moor. The proposed 'Cleator Moor Innovation Quarter' (CMIQ) will accommodate employment B2, B8, E(g(ii&iii)) uses, Hotel (C1), and student accommodation (sui generis) with ancillary food/drink and education uses, associated car parking and infrastructure.

The proposed description of development is as follows:

"Provision of up to 44,350 sqm (GEA) floorspace for light industrial, general industrial and storage & distribution (Class E(g), B2, B8 uses), Hotel (Class C1) and Student Accommodation (Sui Generis) with ancillary food/beverage (Class E(b)), education and community facility uses (Class F1(a & e)) with internal accesses, parking, service yards, attenuation basins, electricity substations and associated infrastructure, earthworks and landscaping."

To assist in your consideration of this application, the following documents have been uploaded via the Planning Portal:

Plans and Drawings

- Site Location plan (Drawing no. CMIQ-NOR-MP-ZZ-DR-A-90000 - SITE LOCATION PLAN)
- Existing Site Plan (Drawing no. CMIQ-NOR-MP-ZZ-DR-A-90001 - EXISTING SITE PLAN_P04)
- Site Plan (Drawing no. CMIQ-NOR-MP-ZZ-DR-A-90002 - PROPOSED SITE PLAN_P07)
- Parameters Plan – use (Drawing no. CMIQ-NOR-MP-ZZ-DR-A-90003 - PARAMETER PLAN - PROPOSED LAND USE_P07)
- Parameters Plan – vertical (Drawing no. CMIQ-NOR-MP-ZZ-DR-A-90009 - PARAMETER PLAN - PROPOSED VERTICAL LIMITATION_P05)

Forms and Documents

- Application Forms (Avison Young);
- Air Quality Assessment (Miller Goodall)
- Design and Access Statement (NORR)
- Ecological Appraisal (Tetra Tech)
- Flood Risk Assessment and Drainage Strategy (BGP)
- Geo Environmental Desk Study (Solmek)
- Landscape and Visual Impact Assessment (ONE Environments)
- Landscape Strategy (One Environments)
- Noise Assessment (Miller Goodall)
- Residential Amenity Assessment (ONE Environments)
- Statement of Community Involvement (Avison Young)
- Transport Assessment and Travel Plan (Tetra Tech)
- Tree Survey (Barnes Associates)

Application Fee

The associated application fee of £56,144 has been made to the Planning Department via internal payment transfer.

Next Stages and Contact

We look forward to discussing the details of the planning submission for the Cleator Moor Innovation Quarter further with the Council. In the meantime, should you have queries or wish to discuss any aspect of the application please contact me using the details provided below.

Yours sincerely

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For and on behalf of Avison Young (UK) Limited